

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Civil Citation No. 50424

Louis Csondes
Lois Ann Csondes

5744 Utrecht Road

Respondent

FINDINGS OF FACT AND CONCLUSION OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on February 25, 2009, for a hearing on a citation for violations under the Baltimore County Code (BCC) section 3-6-401, 402; 35-5-302, 302(b) failure to repair/replace gutter in disrepair; failure to comply with Hearing Officer's ruling on residential property zoned DR 10.5 known as 5744 Utrecht Road, 21206.

On February 8, 2009, pursuant to §3-6-205, Baltimore County Code, Code Enforcement Officer, issued a code enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$400.00 (four hundred dollars).

The following persons appeared for the Hearing and testified: the Respondent, Lois Ann Csondes and Keith Parker, Baltimore County Code Enforcement Code Enforcement.

After proper consideration of all the evidence and testimony presented, the Hearing Officer finds:

A. The Respondent's row house is in need of roof and gutter repairs. A Citation was previously issued in 2008 for this and other code violations at the property. Mr. Csondes passed away in November 2008. The civil penalty was subsequently released by the County.

B. Mrs. Csondes testified that she is planning to make the repairs and that her daughter is helping her make arrangements. Some repairs to the gutters have been completed.

IT IS ORDERED by the Code Enforcement Hearing Officer that the proposed civil penalty is RESCINDED.

IT IS FURTHER ORDERED that the County inspect the property after May 1, 2009 to determine whether all code violations have been corrected.

ORDERED this 3rd day of March 2009.

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer

NOTICE TO VIOLATOR: The violator is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Violator may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Violator may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order. Any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.